



**AGENDA OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, OCTOBER 22, 2009 - 3:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 24, 2009 MINUTES OF THE CITY OF LEESBURG
PLANNING COMMISSION MEETING

OLD BUSINESS

1. **PUBLIC HEARING CASE – CASE # 038-6-092409 – RAMBO STREET – VACATE**
REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION TO VACATE APPROXIMATELY 1.139 +/- ACRES OF RAMBO STREET IN A CITY P (PUBLIC) ZONING DISTRICT TO PROHIBIT LOCAL THROUGH TRAFFIC FOR A PROPERTY GENERALLY LOCATED NORTH OF DIXIE AVENUE, SOUTH OF PINE STREET EAST OF CHILDS STREET AS LEGALLY DESCRIBED. SEC. 25, TWP. 19S, RGE. 24E. **(POSTPONED UNTIL NOVEMBER 19TH PLANNING COMMISSION MEETING)**

2. **PUBLIC HEARING CASE # 021-1-052109 – LEESBURG COMMERCE PARK – REZONING**
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 27 +/- ACRES FROM CITY M-1 (INDUSTRIAL) WITH A CUP (CONDITIONAL USE PERMIT) FOR A PUD (PLANNED UNIT DEVELOPMENT) OF AN APPROXIMATELY 138 LOTS TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO CHANGE THE ACCESSES FOR A PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF W. MAIN STREET AND EAST OF C.R. 468, AS LEGALLY DESCRIBED IN SECTION 21 & 28, TOWNSHIP 19S, RANGE 24E **(CITY COMMISSION DATES - 1ST READING ON NOVEMBER 23, 2009 AND A 2ND READING ON DECEMBER 14, 2009)**

NEW BUSINESS

- 1 **PUBLIC HEARING CASE # 052-1-102209 – L.C.S. TRANSPORTATION EXPANSION – REZONING**
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 1 +/- ACRES FROM CITY CIP (COMMERCIAL INDUSTRIAL PLANNED) TO CITY SPUD (PLANNED UNIT DEVELOPMENT) TO EXPAND THE ADJACENT LAKE COUNTY SCHOOLS BUS MAINTENANCE FACILITY FOR A PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF CENTER STREET AND MCCORMICK STREET IN SECTION 28, TOWNSHIP 19S, RANGE 24E **(POSTPONED UNTIL THE NOVEMBER 19TH PLANNING COMMISSION MEETING.)**

2. **PUBLIC HEARING CASE # 051-0-102209 - SHEPHERD'S VILLAGE - SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL SCALE COMP PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY URBAN TO MEDIUM DENSITY RESIDENTIAL OF APPROXIMATELY 3 +/- ACRES, FOR A PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CASTEEN ROAD, EAST OF FLATWOODS ROAD, WEST OF SOUTH STREET IN SECTION 28, TOWNSHIP 19S, RANGE 24E (CITY COMMISSION DATES - 1st READING ON NOVEMBER 23, 2009 AND A 2ND READING ON DECEMBER 14, 2009)

3. **PUBLIC HEARING CASE # 050-1-102209 - SHEPHERD'S VILLAGE - REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING OF APPROXIMATELY 3 +/- ACRES FROM COUNTY A (AGRICULTURE) TO CITY SPUD (PLANNED UNIT DEVELOPMENT) TO DEVELOP A MULT-FAMILY RESIDENTIAL COMPLEX FOR A PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CASTEEN ROAD, EAST OF FLATWOODS ROAD, WEST OF SOUTH STREET IN SECTION 28, TOWNSHIP 19S, RANGE 24E (CITY COMMISSION DATES - 1st READING ON NOVEMBER 23, 2009 AND A 2ND READING ON DECEMBER 14, 2009)

4. **PUBLIC HEARING CASE # 044-2-102209 - OAKLAND ESTATES - CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION, TO GRANT A CONDITIONAL USE PERMIT IN A R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT TO ALLOW THE USE OF A MULTI-FAMILY RESIDENTIAL COMPLEX FOR A PROPERTY THAT IS APPROXIMATELY 2 +/- ACRES LOCATED AT THE CORNER OF LUCAS STREET AND NEELY DRIVE AS LEGALLY DESCRIBED IN SECTION 27, TOWNSHIP 19S, RANGE 24E (FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)

5. **PUBLIC HEARING CASE # 045-2-102209 - HAPPY DAYS ARCADE CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION, TO GRANT A CONDITIONAL USE PERMIT IN A C-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT TO ALLOW THE USE OF A INTERNET CAFÉ/SWEEPSTAKES REDEMPTION FOR A PROPERTY THAT IS APPROXIMATELY 1 +/- ACRES LOCATED ON EAST SIDE OF N. 14TH STREET (U.S. HIGHWAY 27), WEST SIDE OF SUNSHINE AVENUE, SOUTH OF CITIZENS BOULEVARD AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19S, RANGE 24E (FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)

ANNOUNCEMENTS

1. **THE NEXT SCHEDULED MEETING OF THE LEESBURG PLANNING COMMISSION IS NOVEMBER 19, 2009.**

ADJOURNMENT

NOTICE: "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 – "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.